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## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, February 4, 2016

Approved February 18, 2016

[6:04:50 PM](#) 6:00 P.M. ~ Work Meeting (Open to the Public)

### **Attendance**

#### **Planning Commission Members:**

Chris Berbert  
Jeramy Burkinshaw  
Blayde Hamilton  
Adam Jacobson  
Jessica Morton  
Robyn Shakespear  
Clint Smith  
Wade Thompson

#### **Council Members:**

Mayor Freeman

#### **City Staff:**

Bryn McCarty, City Planner  
Sandra Llewellyn, Planner I  
Heather Upshaw, Senior Planner  
Gordon Haight, Assistant City Manager  
Blake Thomas, City Engineer  
John Brems, City Attorney

### Review of Agenda Items

Item 2.1 – Demie – written decision was prepared. Commissioner Blayde Hamilton was absent at the last meeting and he will excuse himself from the vote.

Item 2.2 – Verizon Wireless – Cell Tower at High School.

Item 2.3, 2.4, 3.1 & 3.2 – Wasatch South Hills – The applicant will be present. Commissioner Hamilton questioned the density. City Planner, Bryn McCarty explained that the applicant kept their existing density and then they are adding property and will get 4.5 density with that property as well. They will be amending the PUD and zoning the property (the applicant has a zoning and the city has a zoning). There is also a conditional use permit. The two zonings are recommendations to the council. Chair Clint Smith asked about requirements for fencing around the development. The response was that perimeter fencing would be required to come back to the planning commission. Assistant City Manager, Gordon Haight reported about parking and traffic concerns.

Item 3.3 – Text change to Single Family Design Standards – when the design standards were approved there was an error (A-.25). The change will correct that error. A discussion about adding basements took place.

Item 3.4 – Text change to Accessory Buildings – the item was to see if any changes were needed. The plan was to require that the accessory building match the existing home. The size of buildings in different zones was discussed. It was suggested that the size of the building be tied to the size of the lot. A discussion about the difference between a barn / agricultural building and a detached garage was also discussed. It was mentioned that a main concern was the color of the accessory building not necessarily the material of the building. In an R zone the height of the building allowed is 16 feet, in all other zones the height can be up to 20 feet, if the property is half an acre. A discussion about the color of the building and the materials required took place. A request was made that a definition of a barn could be added and described as a building with stalls to house animals. The commission suggested that the size of the building be a percentage of the rear yard. For buildings requested on lot that is over half an acre the planning commission would like to see it.

A brief update for item 1 – Demie – took place.

[6:56:04 PM](#) Meeting Adjourned

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## 7:00 PM - Regular Planning Commission Meeting:

### Attendance

#### **Planning Commission Members:**

Chris Berbert  
Jeremy Burkinshaw  
Blayde Hamilton  
Adam Jacobson  
Jessica Morton  
Robyn Shakespear  
Clint Smith  
Wade Thompson

#### **Council Members:**

Mayor Freeman

#### **City Staff:**

Bryn McCarty, City Planner  
Sandra Llewellyn, Planner I  
Heather Upshaw, Senior Planner  
Blake Thomas, City Engineer  
John Brems, City Attorney

## **1. General Business:**

[7:06:23 PM](#) Chair Clint Smith welcomed those in attendance.

1.1 [7:06:59 PM](#) Invocation and Pledge:  
Porter James gave the invocation and Troup 1357 led us in the pledge.

1.2 [7:10:14 PM](#) Roll call: Full Quorum.

1.3 [7:10:20 PM](#) Approval of Minutes for: **January 21, 2016**

Commissioner Chris Berbert **MOVED** to approve the minutes for January 21, 2016.  
Commissioner Jeremy Burkinshaw **SECONDED** the motion.

The voting was unanimous.

Vote passed.

Motion carried.

7:10:47 PM Chair Clint Smith reviewed the public comment policy and procedure.

## 2. Administrative Items:

*Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the application's compliance with the ordinance.*

- 2.1 7:12:00 PM **01P16** – Demie – 13727 S Rocky Point Dr – Request for a Reasonable Accommodation for up to 12 Occupants for a Residential Recovery Facility – Zone: A-1 (Continued from January 21, 2016)

Chair Clint Smith explained that the item had been continued from a previous meeting where the planning commission received information and had prepared a written decision for a possible motion. Commissioner Blayde Hamilton asked to recuse himself from the vote because he was not present to receive the information at the last meeting.

Chair Smith called for a motion.

Commissioner Jessica Morton **MOVED** to approve the item with up to 10 occupants.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	No
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	No

Vote passed.

Motion carried.

Chair Clint Smith reported that the decision that had been approved was that Renew be granted a reasonable accommodation of no more than 10 residents at any one time at the property. Chair Smith took time to sign the written decision.

- 2.2 7:15:50 PM **25C15** – Verizon Wireless – 11917 S Mustang Trail Way – Proposed Monopole (Communication Facility) – Zone: R-2-10 (Continued from September 17, 2015)

City Planner, Bryn McCarty oriented the commission with an aerial map for the location of the monopole. Applicant was asked to bring back stealth options and presented a bell tower design. The Herriman High School logo will be included on the tower.

Pete Simmons (applicant), 3710 S. Green Street, Verizon Wireless, appreciated support from staff. The design was similar to another elementary school in Lehi. He requested chain link fencing instead of a six foot masonry wall. His concern was a masonry wall could create a place for people to hide. He noted that a chain link fence would mimic what would already be there and would tie into the existing fence line on the west side. Any future extension would have the screening extended.

Commissioner Jessica Morton and Blayde Hamilton felt fine with a chain link fence at the school. They also both really liked the design. Commissioner Chris Berbert was concerned with spacing away from the

residential. The response was that there was a current barrier of at least 100 feet with the creek and open space.

Commissioner Adam Jacobson, Jeramy Burkinshaw and Robyn Shakespear felt like there should be consistency with the requirement of the masonry wall because it would not be easily climbed over. However, all commissioners liked the design. City Planner, Bryn McCarty reminded the commission that it is on school property and asked them to please change number six to bell tower for consistency. Number two would be the fencing requirement.

Commissioner Jeramy Burkinshaw **MOVED** to approve the item with requirements outlined by staff with the exception of verbiage in item six from clock tower to bell tower.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	No
Commissioner Blayde Hamilton	No
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Chris Berbert	No
Commissioner Adam Jacobson	Yes
Chair Clint Smith	No

Vote failed.

Motion rejected.

Commissioner Chris Berbert **MOVED** to approve the item changing the requirement to number two, allowing them to put in a black chain link fence to match the high school and number six, change it to where it says the tower must be a stealth bell tower design.

Commissioner Jessica Morton **SECONDED** the motion.

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	No
Commissioner Jeramy Burkinshaw	No
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	No
Chair Clint Smith	Yes

Vote passed.

Motion carried.

2.3 [7:26:30 PM](#) [44C08-02](#) – Wasatch South Hills – 3600 W 15800 S – Proposed Amendment to the Approved Master Plan for the South Hills PUD – Zone: A-1 Acres: 17

Senior Planner, Heather Upshaw oriented the commission with an aerial map, site plan and other images prepared. The approved current Master Plan was shown. As part of the master plan if they purchase additional property they are able to include it with approval. The applicant was asking for zoning, as well as, including it in the master plan. Overall approval of 4.5 remains for 17 acres with up to 76 units. They will include a field as part of the open space requirement.

John Lindsley, 299 S. Main Street and Craig Martin, 9256 S State Street (applicants). Mr. Lindsley was excited to expand into the additional acres and planned to increase the foot print with the fields. The fields had been

repositioned and will include a detention area, as well. He reported that applicants were lined up to provide programs and use of the fields.

Chair Clint Smith reiterated that units can be placed across the PUD but they are showing the units on the proposed plan. Commissioner Jeremy Burkinshaw asked about the placement of the 76 units. The response was that the 76 units would not fit in the current area so they most likely would be carried to the other side of the property.

Commissioner Blayde Hamilton **MOVED** to approve the item with staff recommendations.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.4 7:33:12 PM **02C16** – RSL Training Academy, LLC – 3600 W Autumn Crest Dr – Proposed Conditional Use Approval for Commercial Recreation – Zone: R-2-10 – Acres: 40

Senior Planner, Heather Upshaw oriented the commission with an aerial map for the location of the training academy, site plan and other images prepared. The plan had eight fields with two indoor fields. The request for a C-2 zone allows commercial recreation as a conditional use.

Craig Martin, 9256 S State Street and John Lindsley, 299 S Main (applicants), oriented the commission regarding the training facility. Mr. Martin described the fields. He reported that it's a 45-50 million dollar project. 250 kids will be in a charter school and will come from Arizona. He described the staff necessary to support the program. The majority of the use of the fields and facility would be for the academy. He described how the fields would be used in the program. He also described how the fields could be used for public use.

Commissioner Chris Berbert asked about the lighting of the fields. The response was that the stadium field would be the only field that will be lit.

Commissioner Blayde Hamilton **MOVED** to approve the item with staff recommendations.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

### 3. **Legislative Items:**

*Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.*

- 3.1 [7:43:34 PM](#) **01Z16** – RSL Training Academy, LLC – 15102 S 3200 W – Proposed Rezone from A-1 to R-2-10 – Acres: 17 (PUBLIC HEARING)

Senior Planner, Heather Upshaw showed the site plan.

[7:45:06 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

#### **Citizen Comments:**

Aaron Harris, 3459 W Shiloh Creek Circle, Bluffdale, concerned with the amount of people the development would bring and light pollution. He would prefer the development be around mixed use commercial not residential.

Brian Hansen, 3448 W Shiloh Creek Circle, Bluffdale, thought there was going to be more of a buffer provided. He felt concerned with light pollution due to the comment that games will be starting at 9:30p. He was also concerned with traffic due to the high density housing. He felt that our community would not be able to use the fields and felt that it should not be next to residential.

[7:51:26 PM](#) Chair Smith closed the public hearing.

Craig Martin, spoke about the concern of light pollution. The only field that will have lights is the stadium field in the SW corner. He reported that the lights might be turned on about 30 times a year. He reported about how the fields could be used by the public. There will be rentals available for public use. He stated that it will not be an inclusive club; the public will be invited to use the fields.

Chair Clint Smith turned to the Planning Commission for further discussion or action and reported that it would be a recommendation to the City Council. Commissioner Blayde Hamilton questioned the concern about requiring more of a buffer request. The response was that this property was not discussed when the buffer was discussed. However, there is a buffer of 100 feet being provided. The buffer has been carried on next to the residential. Commissioner Chris Berbert stated that there should be a traffic study done. City Engineer, Blake Thomas stated that there is an 80 foot right-of-way planned to include five lanes.

Commissioner Chris Berbert **MOVED** to recommend the item with staff recommendations.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

- 3.2 [7:58:14 PM](#) **02Z16** – Herriman City – 14199 S 4800 W – Proposed Rezone from R-2-10 to C-2 Acres: 31 (PUBLIC HEARING)

Senior Planner, Heather Upshaw oriented the commission with an aerial map explaining that the city needs to rezone to C-2 and it would be a recommendation to city council.

[7:59:43 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

**Citizen Comments:**

None

[8:00:01 PM](#) Chair Smith closed the public hearing.

Commissioner Jessica Morton **MOVED** to recommend approval to the city council for the item.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

3.3 [8:00:52 PM](#) **03Z16** – Herriman City – Text Change to Section 10-19-27; Single Family Design Standards (PUBLIC HEARING)

City Planner, Bryn McCarty oriented the commission with text changes to the single family design standards. It was explained that when the ordinance was recorded there was an error. The change will be to take out the section that says A-.25 because it should apply to all single family, in any zone.

[8:02:00 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

**Citizen Comments:**

None

[8:02:28 PM](#) Chair Smith closed the public hearing.

Commissioner Chris Berbert **MOVED** to approve the item.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.  
Motion carried.

3.4 [8:03:40 PM](#) **04Z16** – Herriman City – Text Change to the Land Use Ordinance

Regarding Accessory Buildings (PUBLIC HEARING)

City Planner, Bryn McCarty oriented the commission with changes made to the ordinance. The ordinance addresses the sizes of accessory buildings. She reported receiving great feedback during the work meeting discussion. She requested that they go ahead with the public hearing but since she will be bringing the item back at a later date to leave it open.

[8:05:06 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

**Citizen Comments:**

None. The public hearing will remain open for a future meeting.

Commissioner Jeremy Burkinshaw **MOVED** to continue the item without date.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.  
Motion carried.

4. **New Items of Subsequent Consideration:**

None

5. **Future Meetings:**

5.1 Planning Commission Meeting – Thursday, February 18, 2016 @ 7:00 PM

5.2 City Council Meeting – Wednesday, February 10, 2016 @ 7:00 PM


6. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Jessica Morton **MOVED** to adjourn the meeting and Commissioner Chris Berbert **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at [8:07:09 PM](#).

*I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on February 4, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



Cindy Quick, CMC  
Deputy Recorder